

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Architectural Review Board Staff Report

Meeting Date: December 14, 2023

From: Isaak Simmers, Planner

Location: 1791 Clarkson Road – Clarkson Square Adj. Lot 1

Description: **Clarkson Square Adj. Lot 1:** An Amended Architectural Elevation, Landscape Plan and Architect’s Statement of Design for a retail building, zoned “C-8” Planned Commercial located on the northwest corner of Baxter Road and Clarkson Road.

PROPOSAL SUMMARY

Dawdy & Associates, on behalf of Capital Land Company, has submitted an Amended Architectural Elevation, Landscape Plan, and the Architect’s Statement of Design for a proposed exterior renovation to an existing stand-alone multi-tenant retail building in Clarkson Square Subdivision.

The existing site consists of a retail strip mall, Mobil gas station, U.S. Bank and office building, and a fast-food restaurant building that is currently occupied by McDonalds. With a multi-tenant retail space already existing prior to the request to divide the upper-level space, there should be little or no increased impact on the surrounding commercial area once complete.



Figure 1: Subject Site

CHANGES SINCE NOVEMBER ARB:

The project was reviewed by ARB on November 9, 2023 and the main points of concern raised by the Board were the massing of the sign band and the overall cohesiveness of the standalone structure with the rest of the strip mall. The applicant has addressed the Boards concerns by reducing the massing of the sign band to expose more of the original architecture of the building. The applicant has ensured that the massing of the sign band was necessary for customer visibility and critical to the overall success of the new retail tenants. The applicant has provided a new colored site plan (Figure 2) and revised colored elevations (Figures 3, 4, and 5).

COLORED SITE PLAN

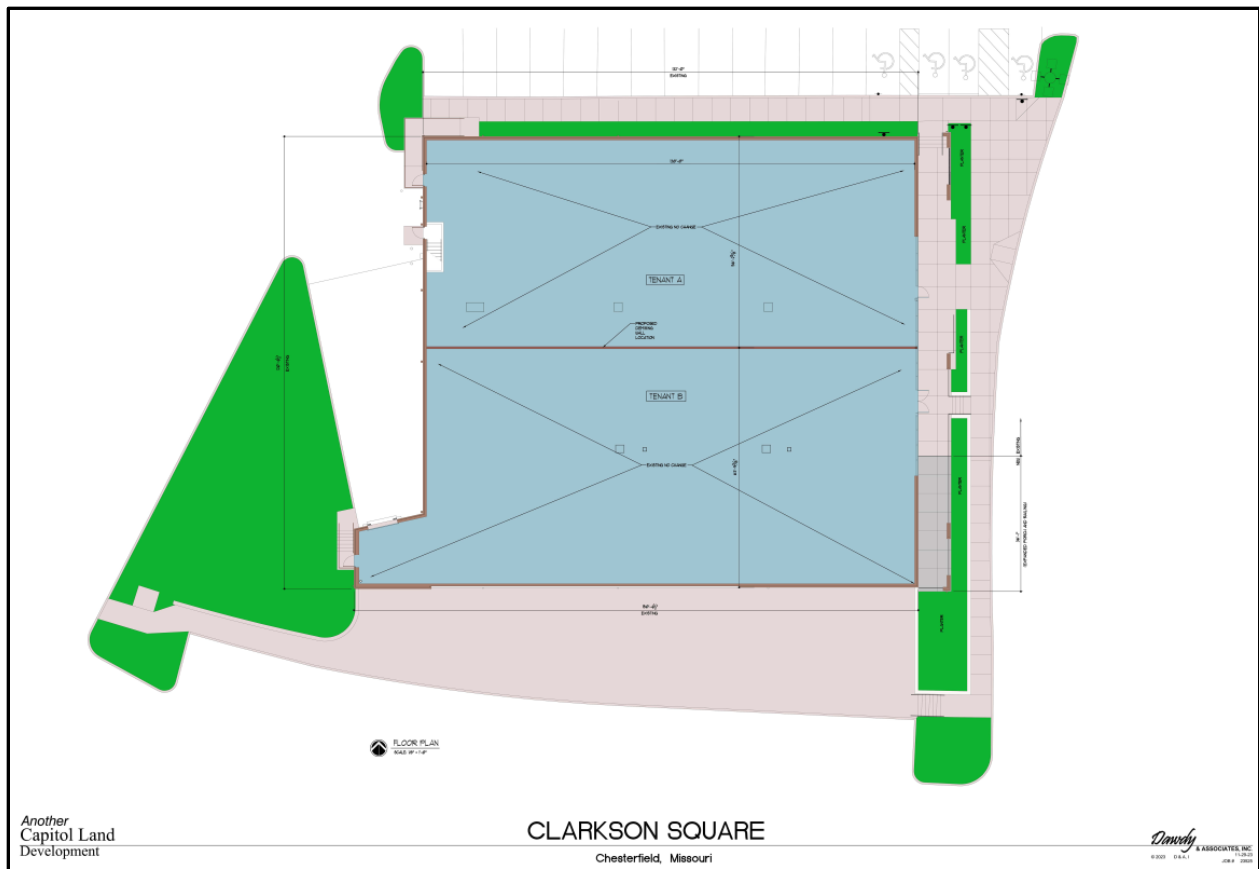


Figure 2: Colored Site Plan

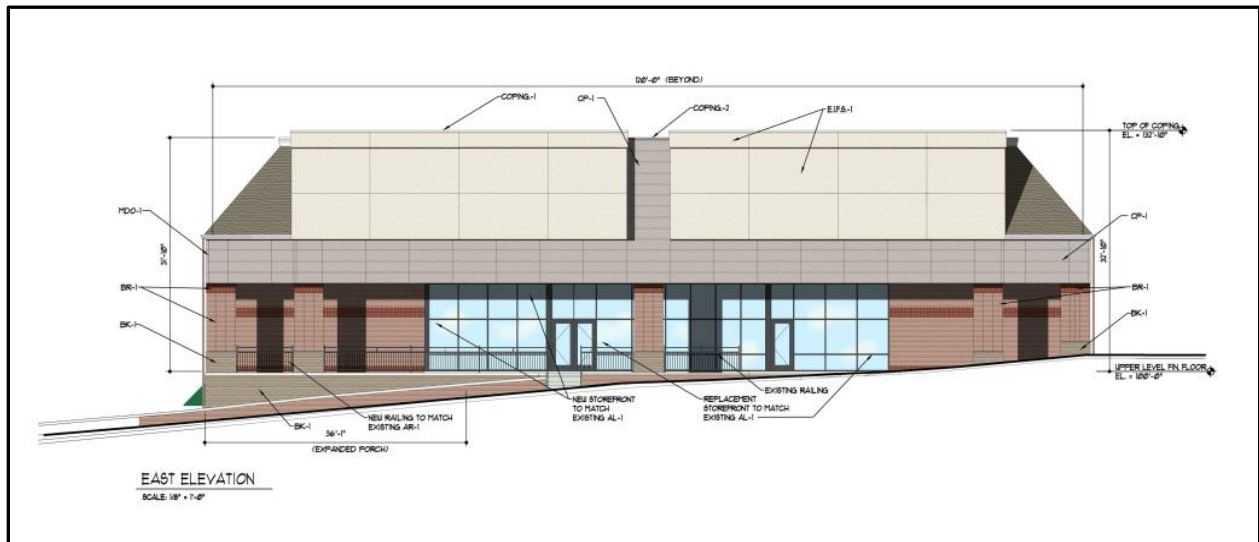


Figure 3: Original Design from November 9, 2023 ARB



Figure 4: Updated East Elevation

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the Architectural Review Board will be included in Staff's report to the Planning Commission.

MOTION

The following options are provided on the Architectural Review Board for consideration relative to this application:

1. "I move to forward the Amended Architectural Elevation, Landscape Plan and the Architect's Statement of Design for Clarkson Square Adj. Lot 1, AAE as presented, with a recommendation for approval (or denial) to the Planning Commission."
2. "I move to forward the Amended Architectural Elevation, Landscape Plan and the Architect's Statement of Design for Clarkson Square Adj. Lot 1, AAE to the Planning Commission with a recommendation for approval with the following recommendations..."

Attachments:

1. Architectural Review Packet Submittal
2. ARB November 9 2023 Staff Report

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Architectural Review Board Staff Report

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PROPOSAL SUMMARY

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HISTORY OF SUBJECT SITE

The site was zoned “C-8” - Planned Commercial under St. Louis County Zoning prior to City of Chesterfield incorporation. In 1995, an ordinance amending St. Louis County’s ordinance authorized a “C-8” Planned Commercial District under the City of Chesterfield zoning code. The ordinance for Clarkson Square Subdivision has been amended three times since its adoption and in 2005, the Capital Land Company submitted a request to amend the architectural elevations and landscaping for an existing theater to a



Figure 1: Subject Site

multi-tenant retail building. The upper-level tenant space was previously occupied by Petco but has since been closed and remains vacant due to the low demand for larger commercial retail tenant spaces.

STAFF ANALYSIS

The Unified Development Code’s Architectural Review Design Standards are broken down into two (2) areas of review: Site Design & Building Design.

The general requirements for Site Design include Site Relationships, Topography & Parking, Circulation & Access, and Retaining Walls while the general requirements for Building Design include Scale, Design, Materials & Colors, Landscape Design & Screening, Signage, and Lighting.

The UDC has specific provisions regarding the redevelopment of existing buildings. All additions and exterior renovations to existing structures shall advance such structures toward further compliance with the provisions of UDC’s Architectural Review Design Standards. Exterior additions must also be incorporated into one (1) cohesive design with the existing structure.

A. Site Relationship

The existing site consists of a retail strip mall, Mobil gas station, U.S. Bank and office building, and a fast-food restaurant building that is currently occupied by McDonalds. With a multi-tenant retail space already existing prior to the request to divide the upper-level space, there should be little or no increased impact on the surrounding commercial area once complete.

B. Topography & Parking

The existing topography and parking lot is to be utilized and there will be no changes made to the parking lot to accommodate the multi-tenant upper-level space.

C. Scale, Design, Materials, & Colors

The scale of the new canopy element will be slightly higher than that of the existing roofline, but lower than the existing peaked element which is proposed to be removed. The front “porch” area, or covered sidewalk, will be expanded at the south end of the east façade for a more symmetrical front entrance to the two new upper-level tenant spaces. According to the applicant, this will allow protected access to the shops even during inclement weather and help shade the storefront from morning sun. The building is mainly comprised of brick, with brick accent and architectural shingled mansard roofing. Materials and colors were chosen to be compatible with the existing building and the main addition will be an EFIS sign band chosen by the applicant for its aesthetic characteristics and serviceability in the event of



Figure 1: Colored site plan

changing tenants (see Figure 2 and Figure 3). The work will primarily be done to the front façade while leaving the rear and side elevations of the retail building mostly unchanged.



Figure 2: Existing front façade

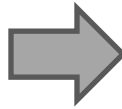


Figure 3: Proposed front façade

D. Landscape Design, Screening, & Lighting

A landscape plan was provided in 2005 during the last review by the Architectural Review Board and the requested landscape plan has been updated from the 2005 plan by replacing the original plantings missing today and adjusting materials as required to accommodate the expanded “porch” area. Existing site lighting will remain and new cut-off energy efficient LED fixtures will provide a safely lit walkway under the new canopy. Existing black steel fencing will be expanded around the covered sidewalk for safety.



Figure 4: Existing landscaping and “porch”

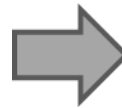


Figure 5: Updated landscaping and expanded “porch”

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the Architectural Review Board will be included in Staff’s report to the Planning Commission.

Staff requests review on an Amended Architectural Elevation, Landscape Plan and the Architect's Statement of Design for a retail building, zoned "C-8" Planned Commercial located on the northwest corner of Baxter Road and Clarkson Road. (Clarkson Square Adj. Lot 1).

RENDERING



MOTION

The following options are provided on the Architectural Review Board for consideration relative to this application:

"I move to forward the Amended Architectural Elevation, Landscape Plan and the Architect's Statement of Design for Clarkson Square Adj. Lot 1, AAE as presented, with a recommendation for approval (or denial) to the Planning Commission."

"I move to forward the Amended Architectural Elevation, Landscape Plan and the Architect's Statement of Design for Clarkson Square Adj. Lot 1, AAE to the Planning Commission with a recommendation for approval with the following recommendations..."

Attachments:

1. Architectural Review Packet Submittal

ADJUSTED LOT 1
RETAIL RENOVATION
CLARKSON SQUARE

Chesterfield, Missouri

ARCHITECT'S STATEMENT OF DESIGN-Clarkson Square

Introduction:

The project incorporates a tenant improvement of the existing retail building located on Adjusted Lot 1 within the Clarkson Square Shopping Center.

The design intent is to divide the existing single tenant upper level of the building into a multi-tenant space while respecting and harmonizing with the existing shopping center architecture. The design also strives to provide identity and a visual cue for the tenants as the frontage of the building is set back such a distance from Clarkson Road. This is achieved with the new sign band element and extended canopy.

1. Scale

The scale of the new canopy element will be at the slightly higher than the existing mansard roof coping but lower than the existing peaked sign element which is to be removed. With the building so far removed from Clarkson Road, 550'+ back from the centerline of the road, this will provide the tenants with an opportunity to position their signage higher up which will help with sight lines from Clarkson Road.

2. Design

The new element will provide for a covered sidewalk along the width of the building affording protected access to the shops even during inclement weather and help shade the storefront from morning sun.

While the balance of the building will remain unchanged, the new elements will complement the look and feel of the of the overall shopping center.

3. Materials and Colors

Materials and colors were chosen to be compatible with the existing building aesthetics. The main material will be an EFIS sign band chosen for its aesthetic characteristics, ease of construction, serviceability in the event of changing tenants, and its durability. The balance of the materials were chosen to match the existing building materials.

4. Landscape Design and Screening

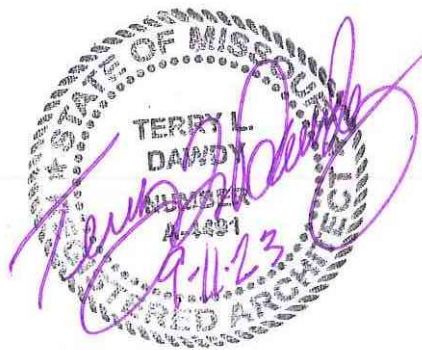
The landscape plan has been updated from the original plan developed when the building was constructed in 2006 and it identifies replacement of original plantings missing today while adjusting materials as required to accommodate the expanded "porch" area at the south end of the east façade.

5. Signage and Sign Package

All signage will be incorporated through a separate submittal.

6. Site Lighting

Existing Site lighting will remain in its current condition. New energy efficient LED fixtures will provide a maintain a safe walkway under the element canopy.

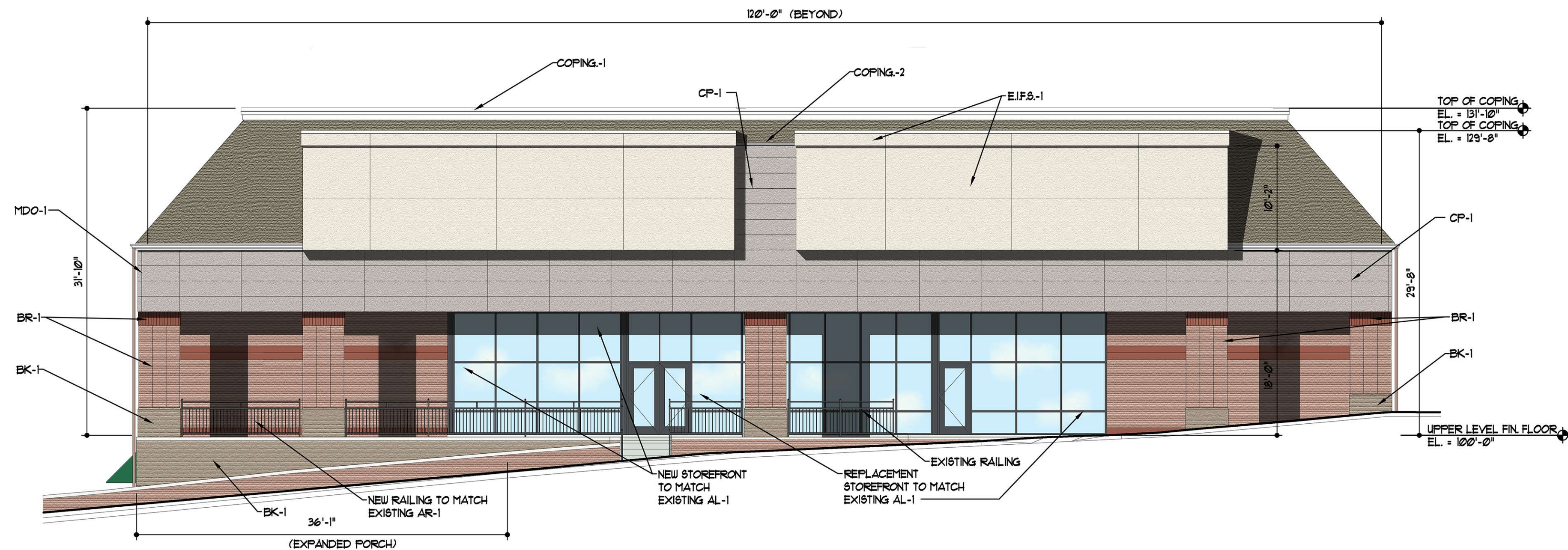




CLARKSON SQUARE
HOT YOGA
Lalo Salon Edward Jones

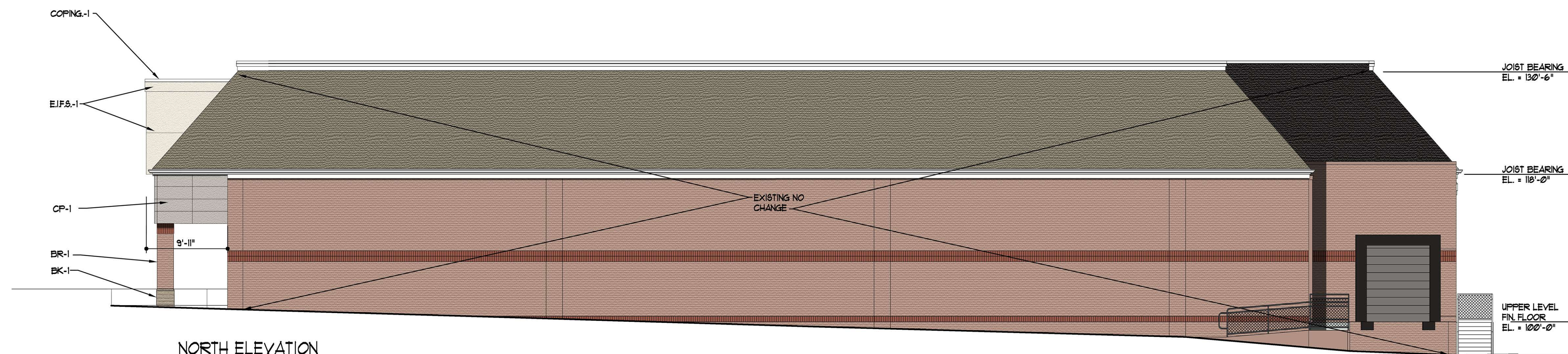
YOGA
Lalo Salon Hearing Care Edward Jones

David Ruiz Art

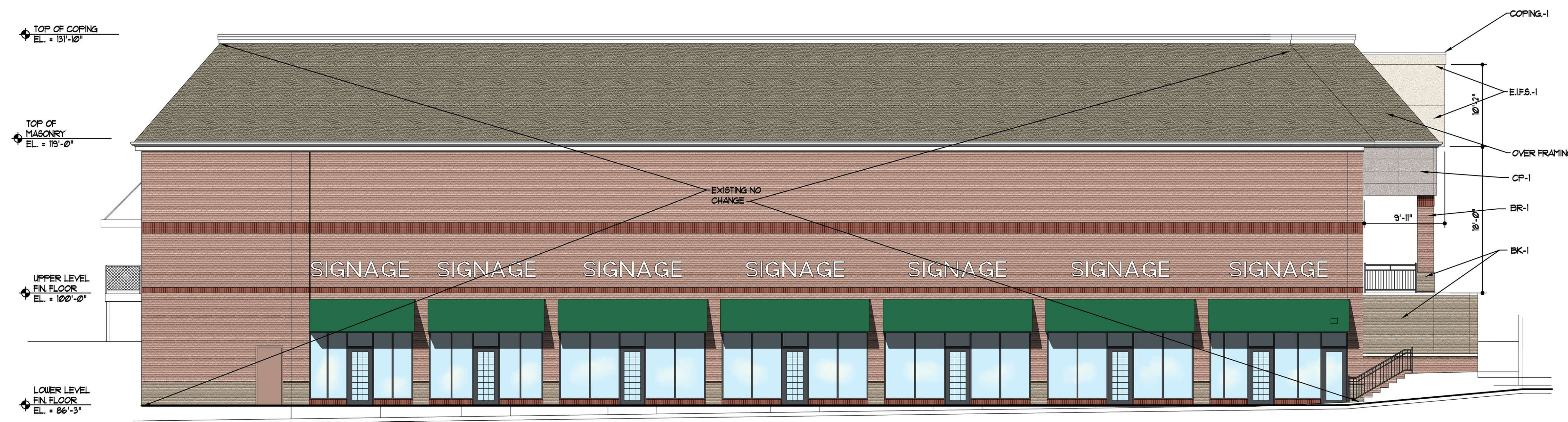


EAST ELEVATION
SCALE: 1/8" = 1'-0"

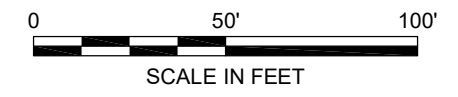
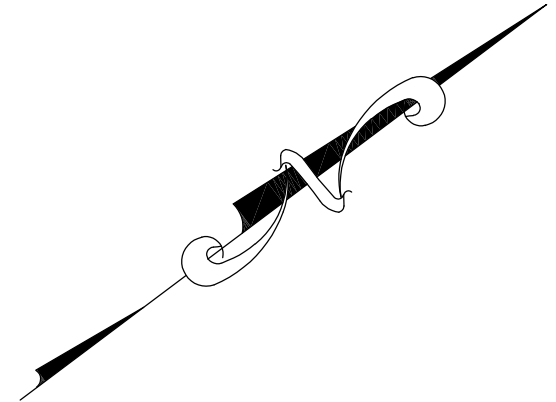
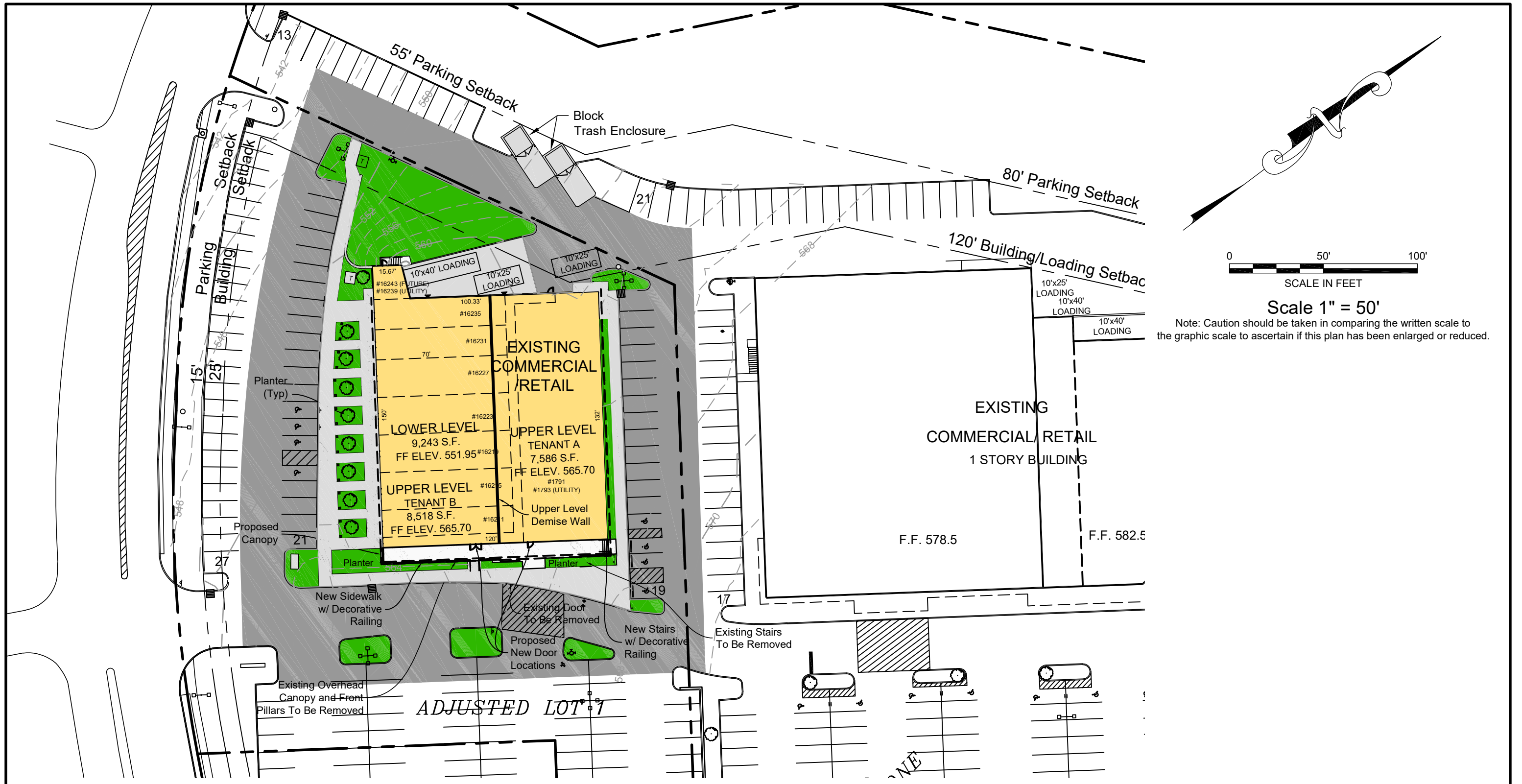
| BUILDING MATERIALS | | | |
|--------------------|--------------------|---------------------------------|---------------|
| MATERIAL | COLOR | REMARKS | COMPANY |
| AL-1 | DARK BRONZE | ALUMINUM STOREFRONT | TBD |
| AR-1 | MATCH EXISTING | ALUMINUM RAIL TO MATCH EXISTING | TBD |
| BR-1 | MATCH EXISTING | MATCH EXISTING BRICK | TBD |
| BK-1 | MATCH EXISTING | MATCH EXISTING SPLIT FACE BLOCK | TBD |
| COPING-1 | BONE WHITE | PREFINISHED SHEET METAL COPING | McELORY METAL |
| COPING-2 | MATCH CP-1 | PREFINISHED SHEET METAL COPING | McELORY METAL |
| EIFS-1 | DOVER WHITE 806385 | EIFS FINE FINISH | DRYVIT |
| CP-1 | GRAY | FIBER CEMENT BOARD SIDING | NICHHA |



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



Scale 1" = 50'

Note: Caution should be taken in comparing the written scale to the graphic scale to ascertain if this plan has been enlarged or reduced.

Preliminary, not for construction, recording purposes or implementation.

| | | |
|------------------------------------------------------------------------------------------|-----------------|------------|
| Prepared for: | | |
| CAPITOL LAND COMPANY 11850 Studt Avenue St. Louis, MO 63141 314-991-8900 | | |
| Project Number: 04158.4 | Designed: RKF | Drawn: RKF |
| PLOTTED: 9/11/2023 9:15 AM | BY: KEITH FRYER | F.B. |
| FILE:G:\04xxx\04158-4_CLARKRTL\Prelim\Clarkson Square 1791 SiteDev01.dwg | | |


the clayton engineering company, inc.

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 & Prof. Surveying #000014
 IL Dept. Financial & Prof. Reg. Prof. Design
 & Engineering Corp. #184.000879

| REVISIONS | BY |
|-----------|-----|
| 4/1/2023 | RMM |
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| | |

landscape TECHNOLOGIES

61 Jaden Court Drive
St. Charles, Missouri 63041
663-528-2520
P.O. Landscape Professional Corporation K00000192

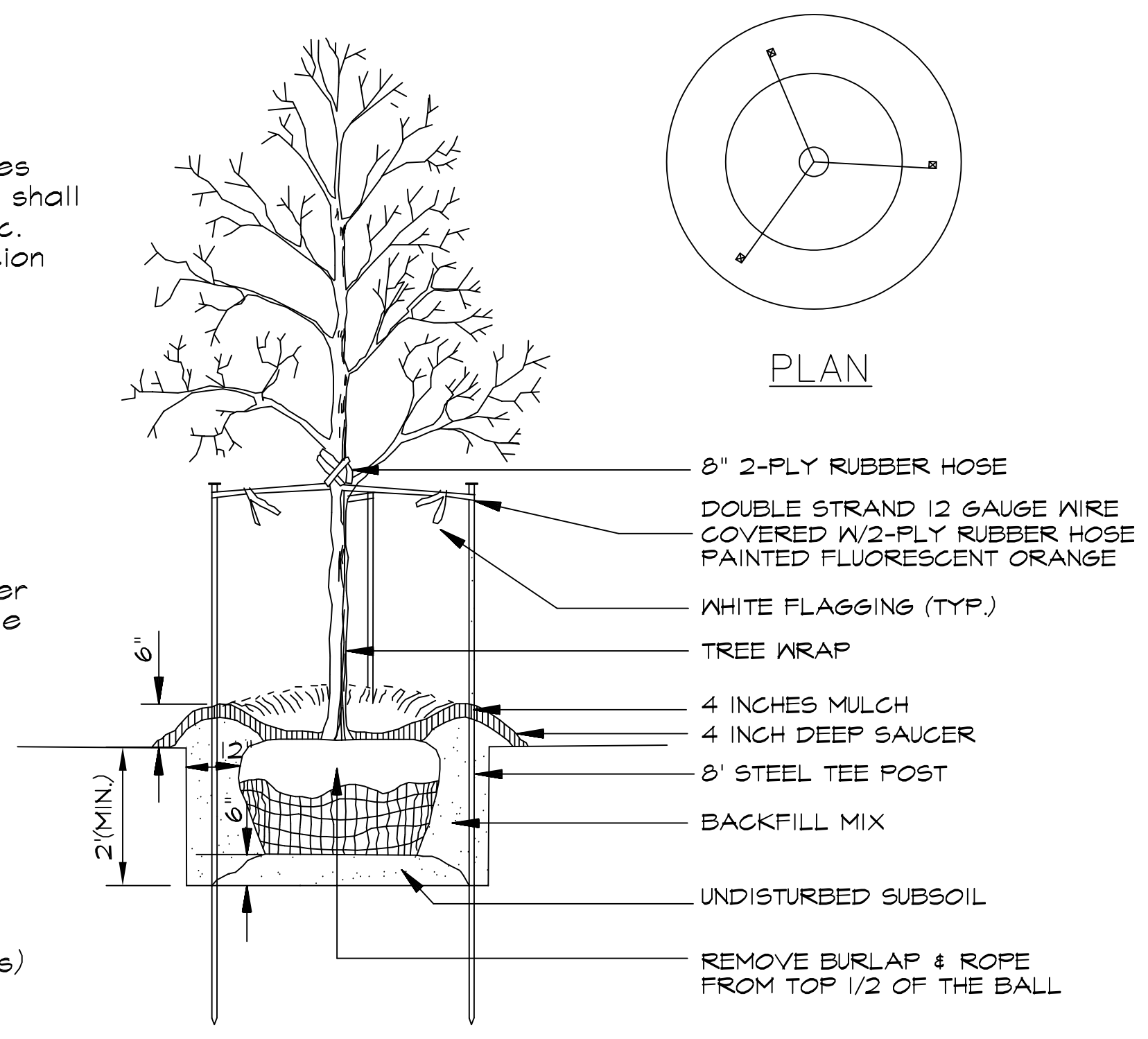
REGISTERED LANDSCAPE ARCHITECT #00004
DATE: 8/11/2022

Partial Planting Plan for the Proposed
CLARKSON SQUARE
Clarkson Square Chesterfield, MO

DRAWN
R. MANDIS
CHECKED
RMM / GJB
DATE
8/14/2023
SCALE
1"=20'
JOB NO.
2023-160
SHEET
L-1
OF ONE SHEET

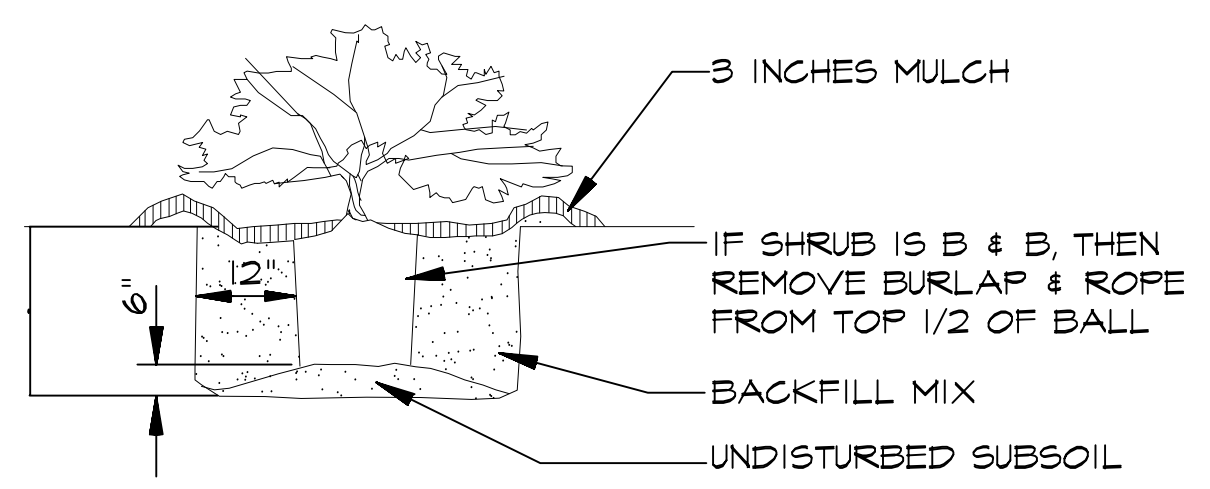
NOTES:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- All mulch to be shredded Oak Bark at 3" depth over fabric (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
 - All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping. Upon release of the landscape Installation Bond, a two (2) year Landscape Maintenance Bond shall be required.



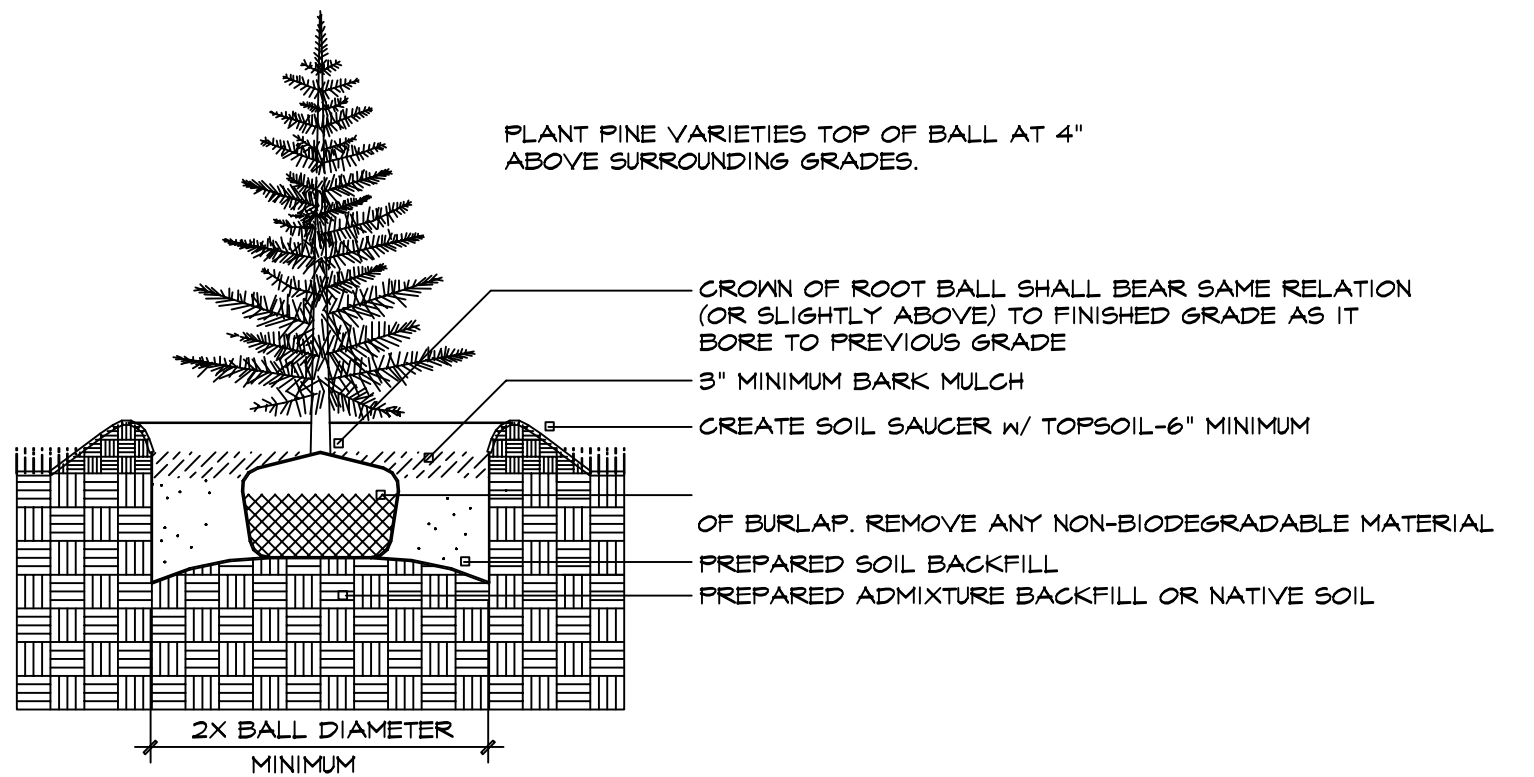
DECIDUOUS TREE PLANTING

N.T.S.



SHRUB PLANTING

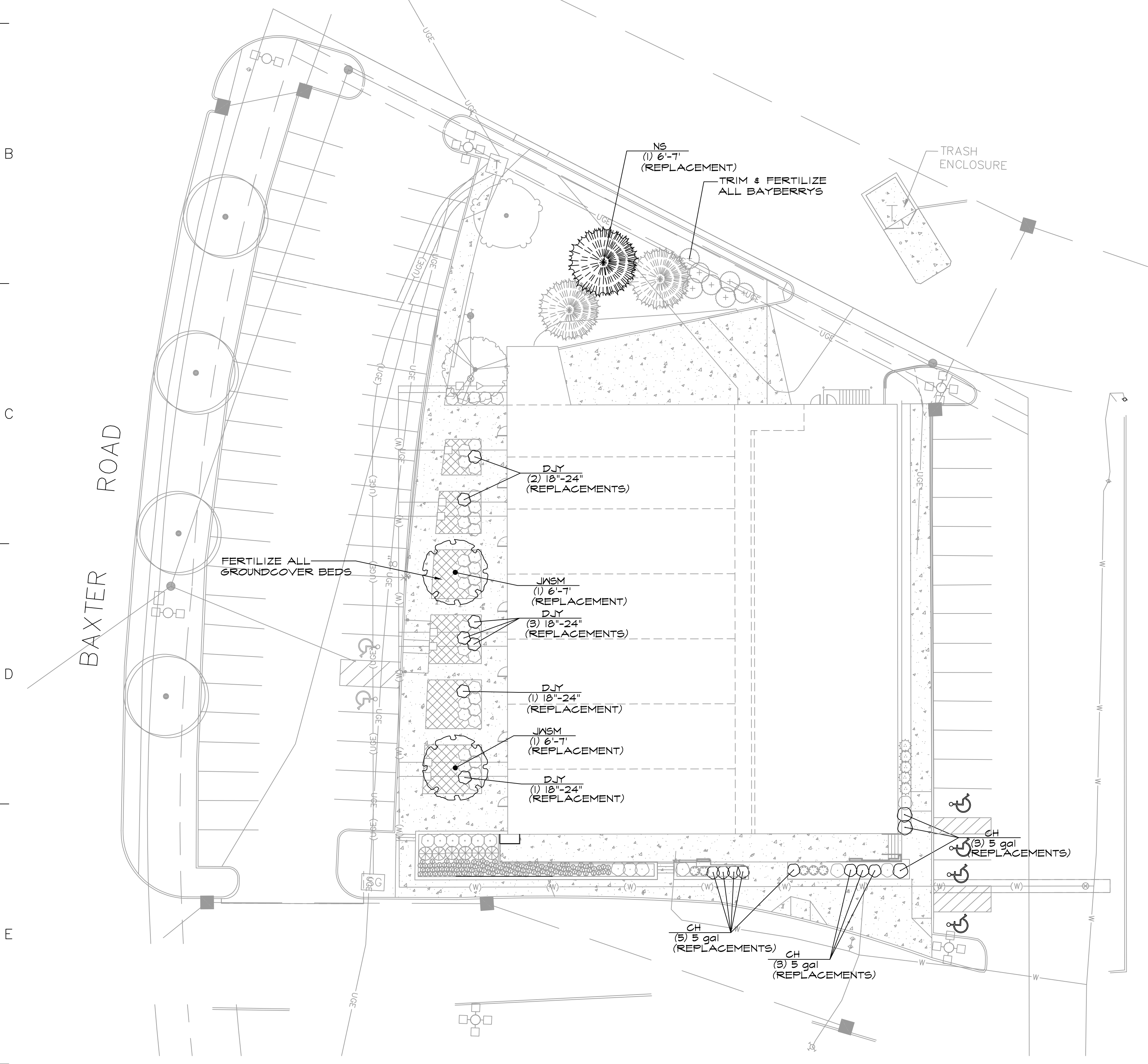
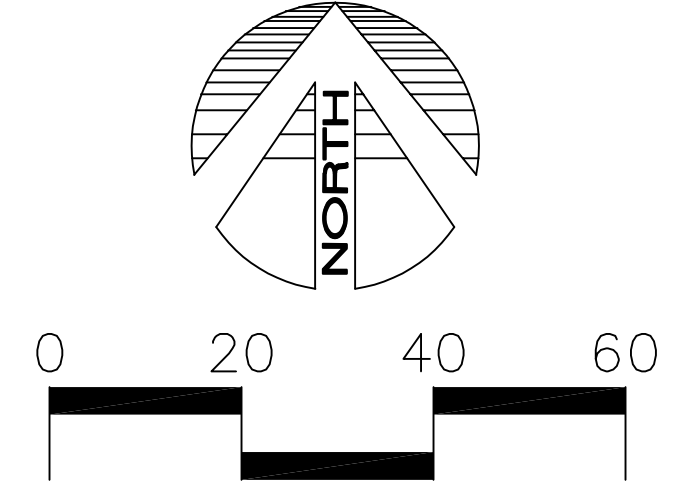
N.T.S.



EVERGREEN TREE PLANTING

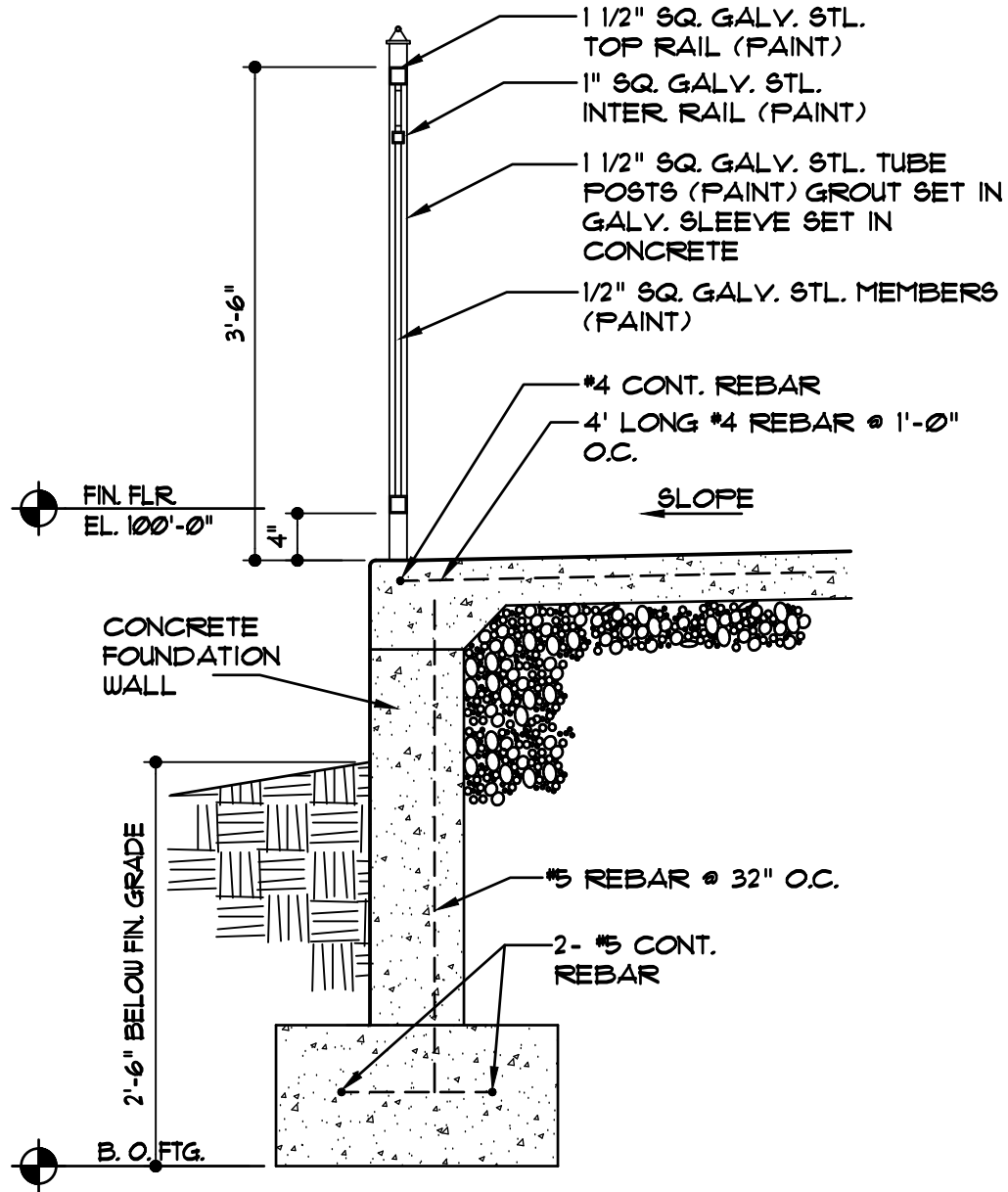
N.T.S.

Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.



PLANT SCHEDULE

| EVERGREEN TREES | QTY | COMMON / BOTANICAL NAME | SIZE | Slow | Moderate | Fast | < 6" | 6 - 18" | 18 - 36" | > 3' | < 18" | 3 - 6' | 6 - 10' | 10 - 15' | > 15' | < 15' | 15 - 25' | 25 - 40' | 40 - 65' | > 65' | | |
|-----------------|-----|-----------------------------------------------------------|---------|------|----------|------|------|---------|----------|------|-------|--------|---------|----------|-------|-------|----------|----------|----------|-------|--|--|
| NS | 1 | NORWAY SPRUCE / PICEA ABIES | 6'-7' | | X | X | | | | | | | | | | | | | | X | | |
| JWSM | 2 | SWEETBAY MAGNOLIA / MAGNOLIA VIRGINIANA 'JIM WILSON' | 6'-7' | | X | | | | | | | | | | | | X | | | | | |
| SHRUBS | QTY | COMMON / BOTANICAL NAME | SIZE | | | | | | | | | | | | | | | | | | | |
| CH | 11 | CHINA BOY/GIRL HOLLY / ILEX MESERVEAE 'CHINA BOY/GIRL' TM | 5 GAL | | | | | | | | | | | | | | | | | | | |
| DJY | 7 | DENSE JAPANESE YEW / TAXUS CUSPIDATA 'DENSIFORMIS' | 18"-24" | | | | | | | | | | | | | | | | | | | |



(A) GUARD RAIL DETAIL
 (A) SCALE: 3/4" = 1'-0"

Another
 Capitol Land
 Development



